

CITADEL CROSSING

507-907 N ACADEMY BLVD. COLORADO SPRINGS, CO 80909 **RETAIL SPACE FOR LEASE**

CUSHMAN & WAKEFIELD

Colorado Springs
Commercial



JCPenney	CITADEL MALL	Bath & Body Works
Buckle	Dillard's	SHOE DEPT. ENCORE
CHAMPS SPORTS	VANS "OFF THE WALL"	Finish-line
verizon	HOLLISTER	TORRID
ZALES	Foot Locker	● sunglass hut
		VICTORIA'S SECRET

Durlington COMING SOON	PETSMART	ENTERTAIN MART
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LOWE'S	AT&T	Brooks & Menzies	Comfort dental	ZALES	MATTRESS FIRM
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Office DEPOT	five BELOW	verizon	KAY COMING SOON
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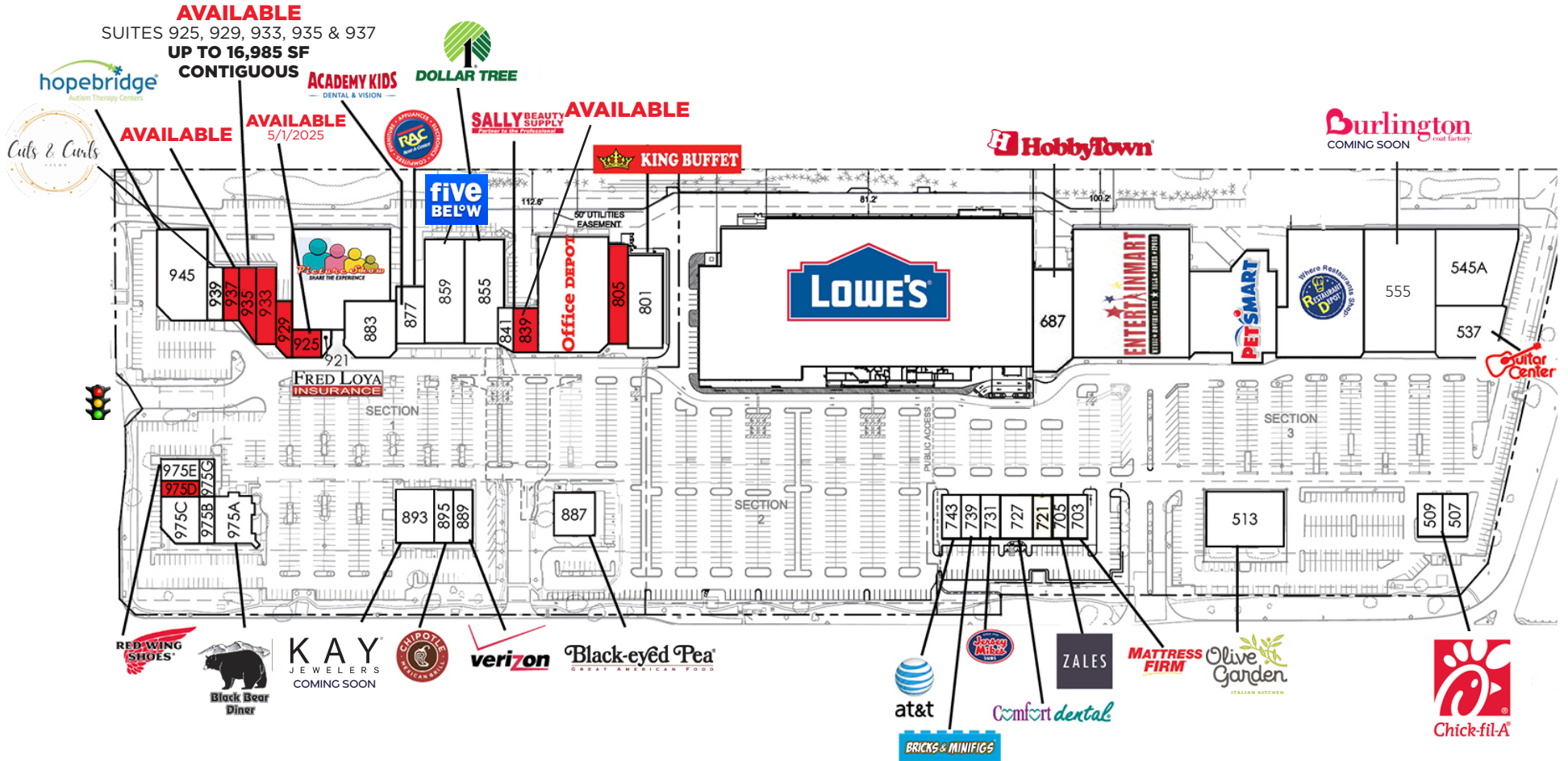
Black-eyed Pea	SALLY	ACADEMY KIDS	Red Robin	Redwin's	Redwin's	Redwin's
DOLLAR TREE	Black Bear Diner	Tommy's	Redwin's	Redwin's	Redwin's	Redwin's
hopebridge	Café & Cakes	Boston Market	jiffy lube			



DOMINANT POWER CENTER LOCATED ON MAJOR TRAFFIC THOROUGHFARES N. ACADEMY BLVD. & PLATTE AVE.



CITADEL CROSSING



#	TENANT	SF
507-509	CHICK-FIL-A	5,158 SF
513	THE OLIVE GARDEN	10,000 SF
537	GUITAR CENTER	9,500 SF
545A	FIRST TEE	15,311 SF
563	RESTAURANT DEPOT	30,449 SF
571	PETSMART	28,176 SF
651	ENTERTAINMART	45,900 SF
687	HOBBYTOWN	12,000 SF
703	THE MATTRESS FIRM	4,851 SF
705	ZALES JEWELERS	1,386 SF
721	NOT AVAILABLE	2,000 SF

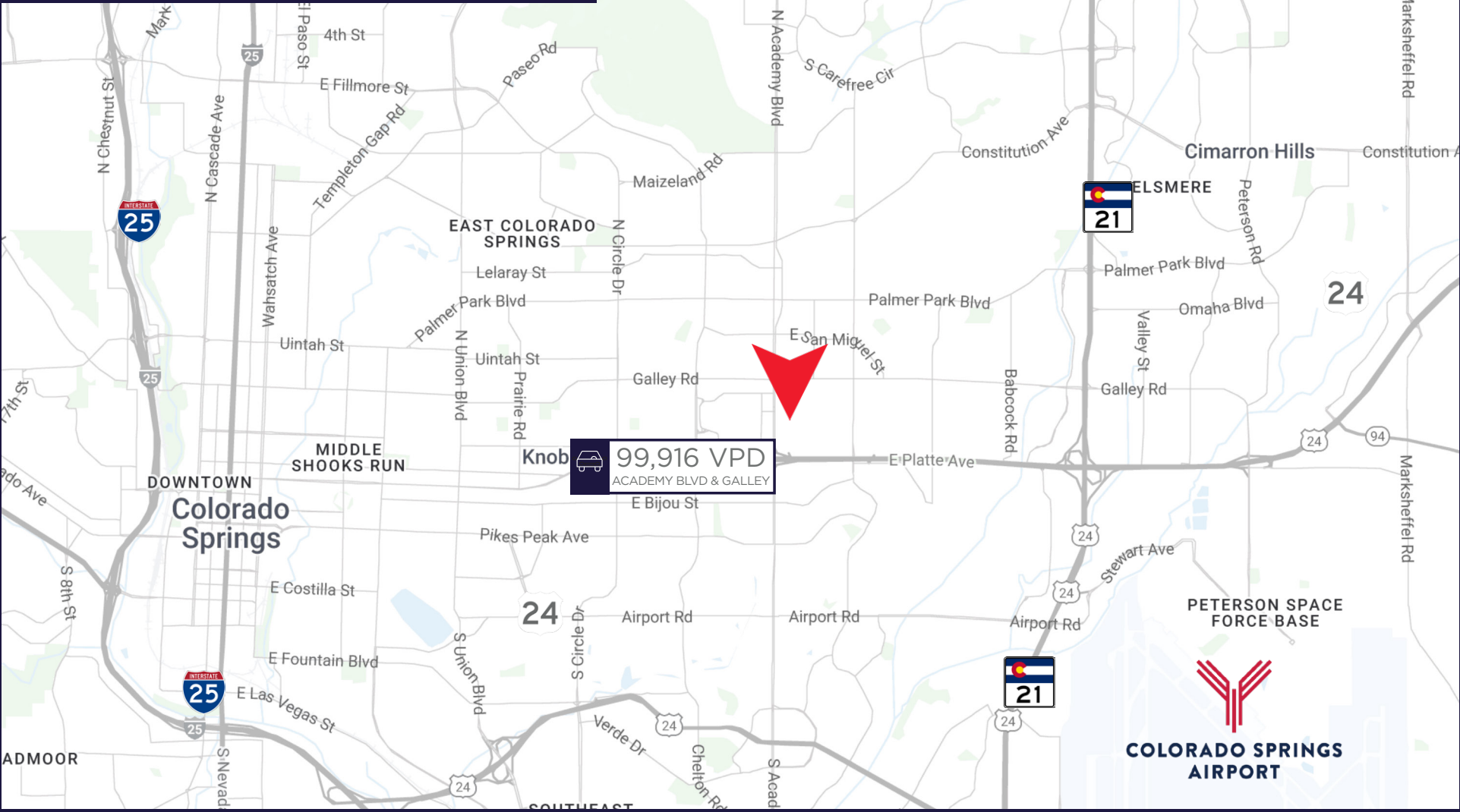
#	TENANT	SF
727	COMFORT DENTAL	3,715 SF
731	JERSEY MIKES	1,964 SF
739	AVAILABLE	2,828 SF
743	AT&T	2,665 SF
801	KING BUFFET	12,373 SF
805	AVAILABLE	3,530 SF
823	OFFICE DEPOT	22,500 SF
839	AVAILABLE	4,675 SF
841	SALLY BEAUTY	1,893 SF
855	DOLLAR TREE	13,459 SF
859	FIVE BELOW	12,096 SF

#	TENANT	SF
877	RENT-A-CENTER	5,000 SF
883	ACADEMY KIDS DENTAL & VISION	7,005 SF
887	BLACK EYED PEA	5,200 SF
889	VERIZON WIRELESS	3,200 SF
893	KAY JEWELERS	3,230 SF
895	CHIPOTLE MEXICAN GRILL	3,600 SF
901	PICTURE SHOW	21,820 SF
921	FRED LOYA INSURANCE	1,525 SF
925	AVAILABLE 5/1/2025	4,000 SF
929	AVAILABLE	1,922 SF

#	TENANT	SF
935	AVAILABLE	4,490 SF
933	AVAILABLE	3,873 SF
937	AVAILABLE	2,700 SF
939	CUTS & CURLS SALON	1,200 SF
945	HOPEBRIDGE AUTISM THERAPY	11,800 SF
975A	BLACK BEAR DINER	5,735 SF
975B	CHIEF VAPOR	1,070 SF
975C	TOMO SUSHI	4,260 SF
975D	LATIN AMERICAN MARKET	1,489 SF
975E&F	RED WING SHOES	1,900 SF
975G	HOLLYWOOD NAILS	1,140 SF

ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,825	121,628	279,623
HOUSEHOLDS	7,286	51,230	114,011
AVG. HOUSEHOLD INCOME	\$55,782	\$64,504	\$73,551



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